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07/01/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: CONSTRUCTION OF A DETACHED GRANNY ANNEXE WITHIN
REAR GARDEN**

LLEOLIAD / LOCATION: 4 GREENFIELD COURT

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 20/12/2021.

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The application site lies partially within Zone C2, as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15).

Section 6 of TAN15 and the Chief Planning Officer [letter](#) from Welsh Government, dated 9 January 2014 affirm that highly vulnerable development should not be permitted in Zone C2 (paragraph 6.2 of TAN15). However, we understand that the proposed development comprises the construction of an annexe within the curtilage of an existing dwelling and that the annexe is to be used as ancillary to the main dwelling. Our advice is given on this basis. If this is not the case please reconsult us.

The proposal may result in a potential intensification of use and may create more pressure on emergency services should evacuation be required. Your Authority should be satisfied that the proposal is acceptable in terms of flood risk, particularly with regard to access and egress considerations and for emergency planning purposes, as such you may wish to require an FCA from the applicant to aid your decision making.

If you have concerns regarding matters that we cannot advise you on, such as emergency plans, procedures and measures to address structural damage that may result from flooding, you should consider consulting other professional advisors on the acceptability of

the developer's proposals. Please note, we do not normally comment on or approve the adequacy of flood emergency response and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

The Applicant may also decide to undertake an FCA for their own benefit, for example, awareness raising, to inform an evacuation plan, provision of flood resistance and/or resilience measures.

We refer the applicant to our [website](#) for further advice and guidance available. Additional guidance including the leaflet "Prepare your Property for flooding" can be found [here](#).

The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', can be found [here](#).

European Protected Species

We recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of European Protected Species being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) surveys may be required.

Any survey should be carried out in accordance with best practice, such as 'Bat Surveys; Good Practice Guidelines 3rd Edition' published by the Bat Conservation Trust 2016.

Please consult us again if any survey undertaken finds that European Protected Species are present at the site and you require further advice from us.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Annabelle Evans

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales